

Downtown Neighborhood District Plans (DNDPs) Workshop #1

October 13, 2009



Meeting Agenda

- **Introduction and Overview**
- **Powerpoint Presentation**
 - Framework and Process Recap
 - Focus Group Meeting Recap
 - Study Area Summary Analysis
- **Small Group Exercise and Reports Back**
- **Input to develop Refined Plan Options Alternatives**
- **Next Steps**

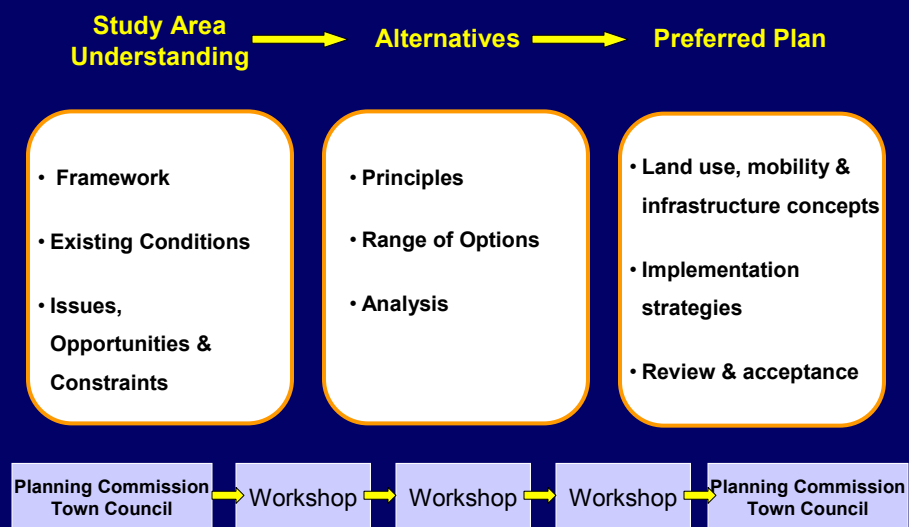
What Is the Downtown NDP?

Develop directed and strategic planning and policy recommendations for the Downtown (Main Street Corridor/North Old Mammoth Road/Shady Rest Districts)

- Analyze existing conditions, issues and opportunities
- Develop and critique a range of alternatives in response to key issues and guiding principles
- Achieve consensus on preferred plan, facilities, opportunity sites, and recommendations
- Codify and implement through Zoning Code
- Develop a facilities financing and implementation plan

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NDP Process



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NDP Input

- Surveys: <http://www.mammothmountain.com/mainstreetndp>
- Public Workshops and Focus Group Workshops
- Agency Partners – CalTrans, USFS, Mono County, MCWD, MLFPD, MUSD, etc.
- Planning Commission and Town Council
- Call or Email Us!



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Target Schedule and Meetings

- *August 26 and September 16, 2009: Framework Approval*
- **October 13, 2009 Community Workshop**
Opportunities, Constraints and Preliminary Options
- **Nov/Dec 2009 Community Workshop**
Options Refinement and Selection
- **Dec 2009/Jan 2010 Planning Commission Workshop**
Preferred Option and Recommendations
- **Jan/Feb 2010: Planning Commission Review/Accept Draft NDP Report**
- **Feb/Mar 2010: Town Council Review/Accept NDP Report**

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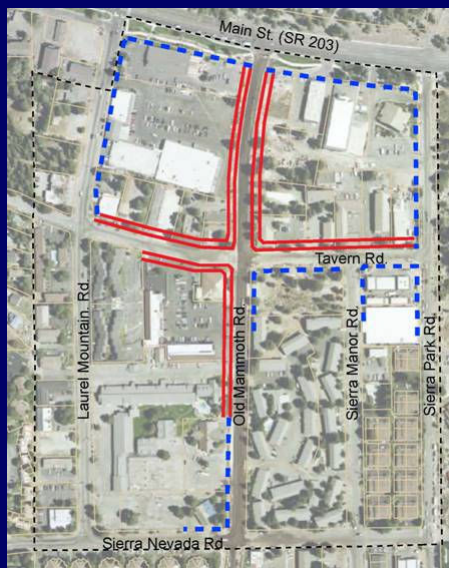
Downtown NDPs Overview



Example:
NOMRDSS Height Recommendations

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Downtown NDPs Overview



Example:
NOMRDSS Retail Frontage Recommendations

- Retail/Commercial ground floor uses to enliven street

Pedestrian Oriented Ground Floor Uses



Minimum 75% @ ground level
Minimum 50% @ ground level

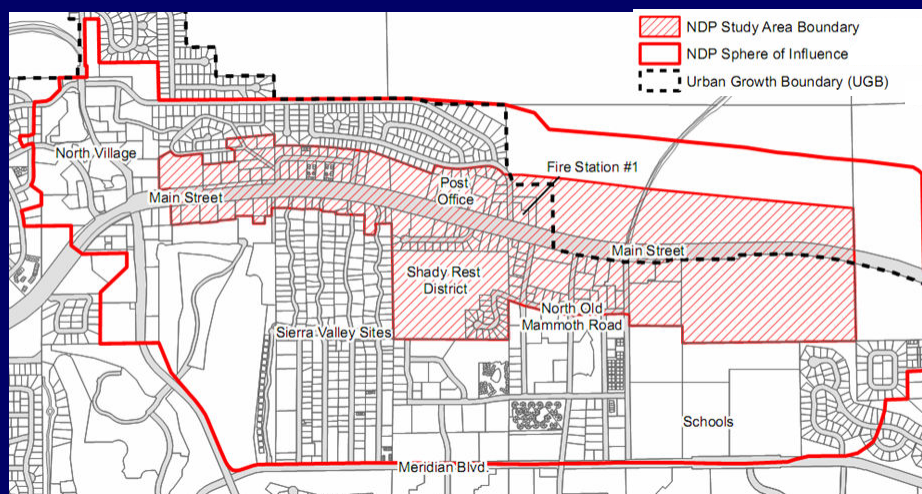
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Framework: Completed Steps

- August 26 and September 16, 2009: Framework Approval by Planning Commission & Town Council
- Downtown NDPs Framework
 - Study area
 - Issues
 - Guiding Principles
- Focus Group Kick Off, September 17

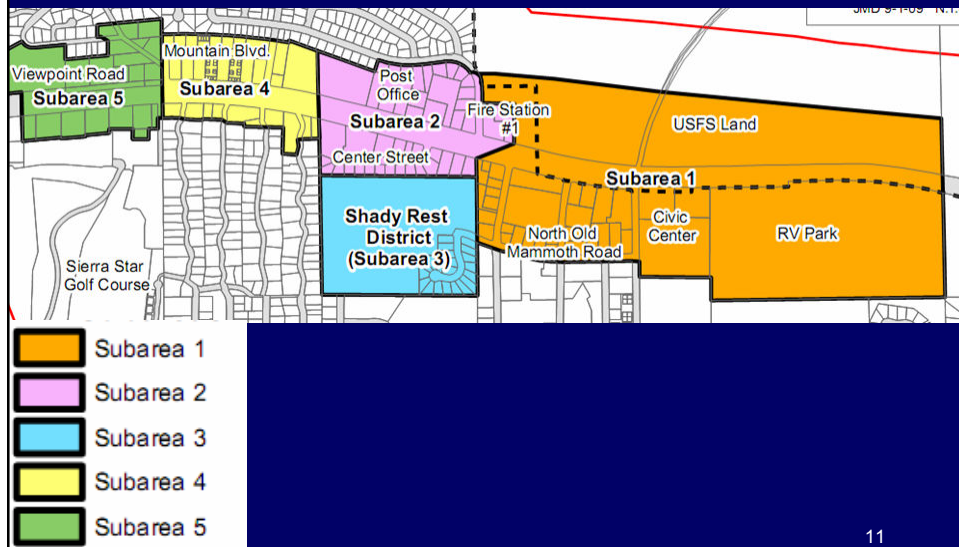
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Framework: Boundaries



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Framework: Subareas



Summary Analysis



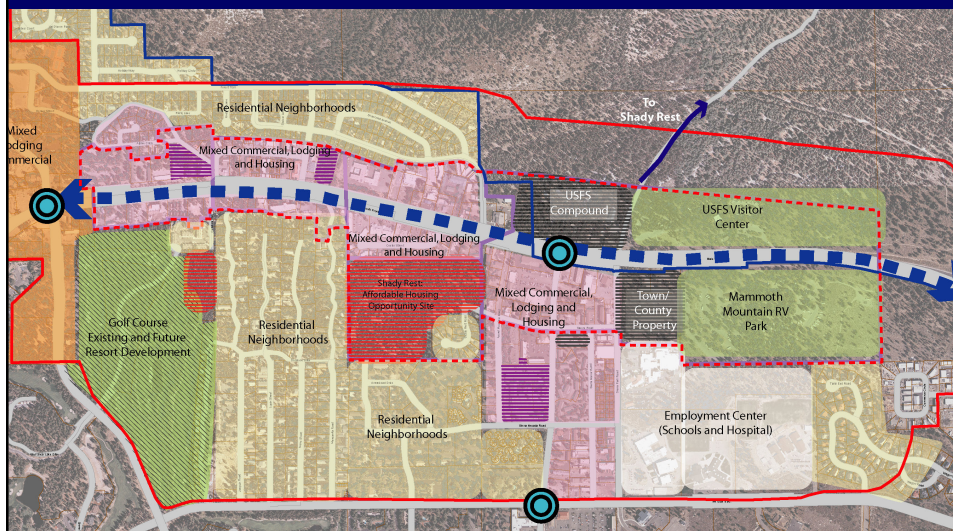
Summary Analysis

- Study Area Overview
- Framework Themes and Concepts



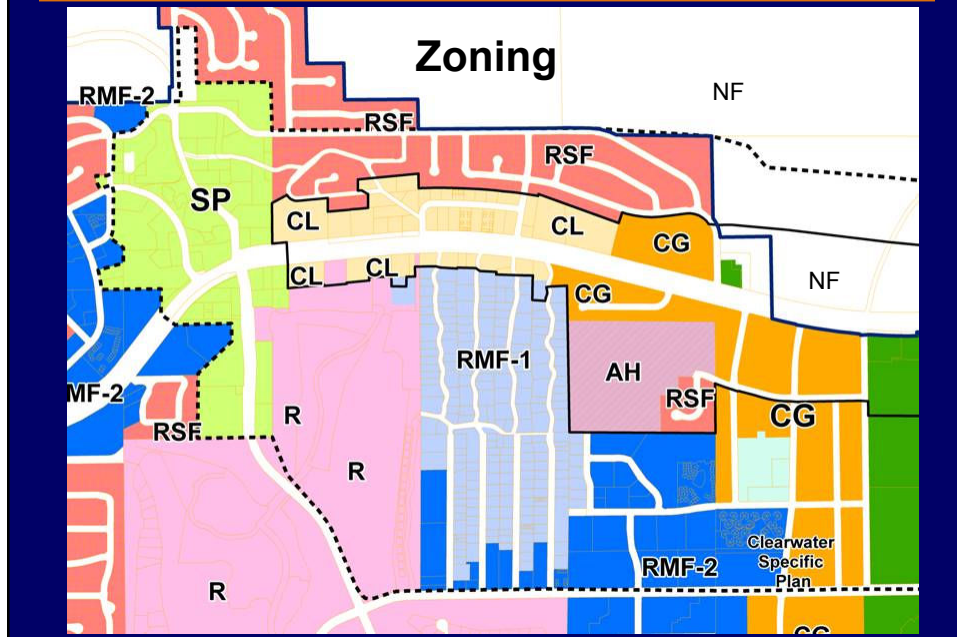
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Study Area Overview



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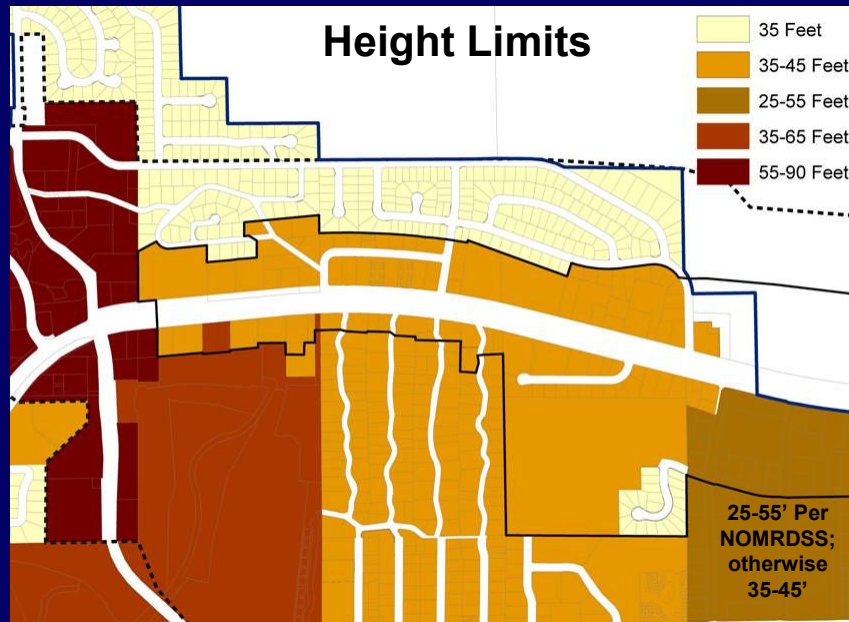
Study Area Overview: Zoning and Land Use



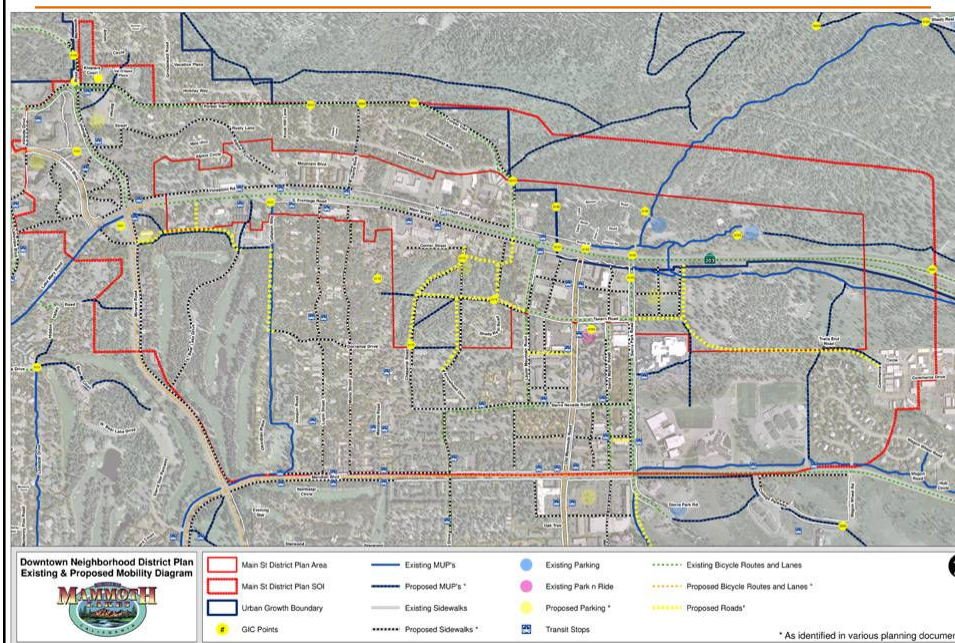
Study Area Overview: Zoning and Land Use

- **Commercial Lodging:** Medium-scale commercial mixed uses. Residential density is 6-12 units/acre. Hotel density is 40 rooms/acre.
- **Commercial General:** Medium- to large-scale commercial mixed uses. Residential density is 6-12 units/acre. Hotel density is 40 rooms/acre.
- **Public Space:** Institutional uses (schools, hospitals, government offices) and employee and student housing at a maximum of 4 units/acre.
- **Residential Multi-Family-1:** Townhouses, condominiums and apartments at 6-12 units/acre.

Study Area Overview: Height Limits

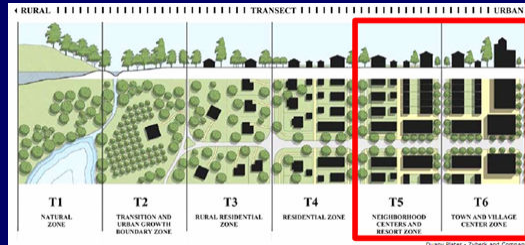


Study Area Overview: Existing & Proposed Mobility



General Plan – Transect

- Conceptualizes and organizes urban form
- Transect Zones T1 (Natural) to T6 (Town Center) Zone
- Transitions between neighborhoods
- Appropriate building types, land uses, street character for each zone create a coherent urban form



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Framework Themes & Concepts



Framework Themes and Concepts

1. Distinctive Places
2. Mountain Character
3. Walkable, Feet-first Environment
4. Sustainable, Successful Economy



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1. Distinctive Places

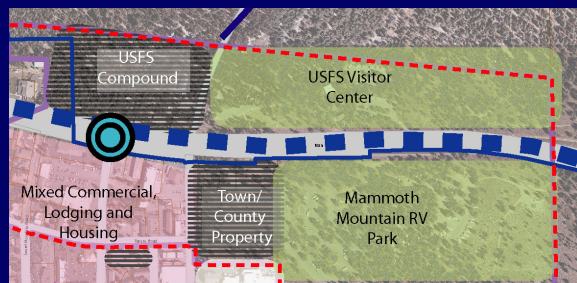
- Attractive and well-defined town entry and streetscape
- Coherent and connected districts
- Gathering places, focal points, and landmarks



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1. Distinctive Places

Attractive and well-defined town entry and streetscape



- Monumentation, distinctive buildings, streetscape change
- Opportunity Sites: USFS and Town/County Property
- Main/Old Mammoth Intersection: better defined focal point or node

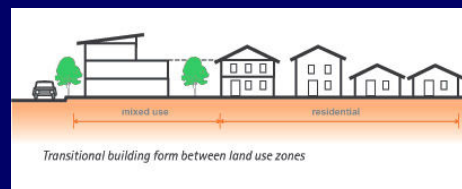
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1. Distinctive Places

Coherent, Connected Districts



- Mixed and transitional uses (eg. lodging) buffer commercial and residential uses
- Stepped heights and intensities
- Form-based standards
- Infill opportunities and upgrade of existing properties



1. Distinctive Places

Gathering Places, Focal Points and Landmarks



- Animating uses: street level retail
- Event venues at a variety of scales – small to large



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2. Mountain Character

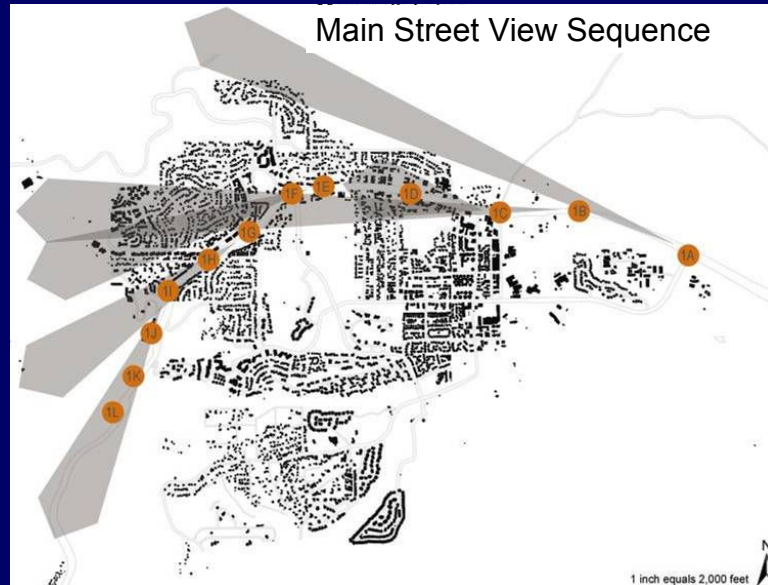
- Celebrate views
- Maintain “village in the trees”
- Work with the climate (snow and solar access)



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2. Mountain Character

Views



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2. Mountain Character

Views



2. Mountain Character

Tree Survey

- 10 areas sampled: >100 trees measured
- Heights from 25' to 107'
- 68 percent of trees surveyed between 50' and 75'
- Average height: 65'



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2. Mountain Character

Solar Access and Snow



- Orient public spaces to maximize solar access
- North/South Streets have best solar orientation
- Maintain solar access through stepbacks/setbacks
- Snow management and snowmelt infrastructure



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3. Walkable, Feet-first Environment

- Pedestrian scale and orientation
- Safety and connectivity
- Tailored parking solutions



3. Walkable, Feet-first Environment

Pedestrian Scale and Orientation



- “Civilize” 203: pedestrian infrastructure, modified cross-sections
- Pedestrian-scale built environment
- Smaller blocks

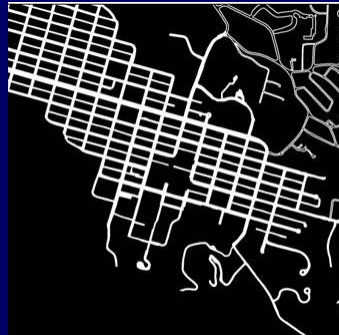


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3. Walkable, Feet-first Environment

Safety and Connectivity

- Mid-block connectors and alternate connections
- Planning for Emergency Vehicle Access
- Neighborhood traffic calming



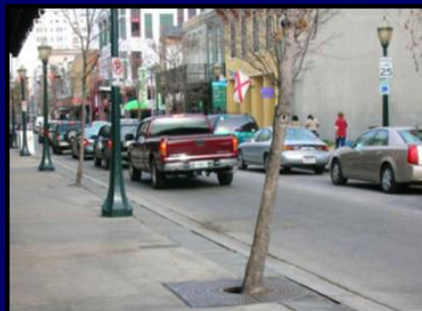
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3. Walkable, Feet-first Environment

Tailored Parking Solutions



- Updated parking requirements by area: where, what kind, and how much?
- Make parking more efficient: shared parking, parking pricing



- On-street parking for retail support
- Public parking structures

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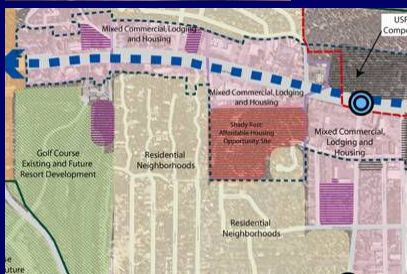
4. Sustainable, successful economy

- Build destination resort economy
- Serve community and visitor needs
- Provide workforce and market-rate housing opportunities
- Complement and diversify existing business base

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4. Sustainable, successful economy

Resort/Economic Opportunities

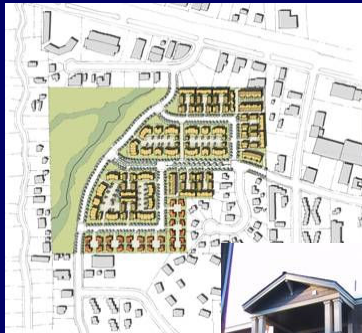


- TOT is largest economic contributor: rooms and occupancy
- Commercial anchors: North Village and Town Center
- Event venues; conference space boost off-season and midweek visits
- Support existing commercial business with better connected neighborhoods and lodging areas
- Mix of uses to support new commercial development with housing/lodging above

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4. Sustainable, successful economy

Housing Opportunities



- Shady Rest Site: Largest opportunity site for a new workforce neighborhood
- Livable neighborhoods
- Market rate and affordable housing
- Recognize market demand and conditions

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Preliminary Options Development

Options identified so far:

- Hart/Howerton Concept: Extreme Change
- Incremental Improvements: Small Changes
- Do Nothing: No Change

Input at tonight's meeting will help define other options and ideas!

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Option: Hart/Howerton Concept

- New Civic Center on USFS land
- Gondola line along Main Street
- 203 narrowed (2 travel lanes)
- New Town Square on Main at Old Mammoth Road
- “Central Park” on Shady Rest Site
- Community sports park/event venue at civic center site
- Mixed use downtown district with retail, locals housing, and some lodging
- “Hotel District” along the eastern part of Main Street
- Market rate and locals housing along western part of Main Street

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Option: Hart/Howerton Concept



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Input on HH Plan

Key Likes

- Strong entry concept and town square
- Mixed use town center
- Sports park at town entry
- Distinctive subareas created
- Strong connectivity idea up Main Street
- Narrower Main Street

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Input on HH Plan

Key Dislikes

- Lack of workforce housing on Shady Rest
- Buildings shown seem like “barracks”
- Not enough use diversity in hotel district: mixed use should extend up Main Street from OMR
- Properties along Main Street shown as open space (concern about property takings and loss of value)

Other Comments and Concerns

- Property Takings/Loss of Value (Downzoning)
- Ability to continue to operate existing businesses
- Cost burden for infrastructure improvements

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Option: Incremental Changes

- Retain existing land uses and primary circulation system
- Encourage desired uses and development per existing code
- Improve and upgrade existing properties
- Better parking management; provide additional public parking where opportunities arise
- Improve snow management
- Connect the gaps in the pedestrian and bike network

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Small Group Exercise



Small Group Exercise

Downtown NDP Based on Community Input and Consensus

A. Facilitated Group Discussion and Mapping Exercise

- Concept
- Transect
- Mobility



B. Group Reports Back

Small Group Exercise

Place Type Workbook

- Transect “toolkit” of development types that can be applied to your maps:
 - Residential -- Lodging
 - Commercial -- Mixed Use
 - Open Space -- Civic
- Range of development uses, types and intensities within each category
- Transitions between transects
- Mammoth and peer resort examples

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M1

MIXED-USE

Medium Density Mixed Use

What does it look like?



Description

Transect: T4, T5
Land Use Districts: Downtown Mixed Use
Visitor Mixed Use

Where does it fit?

What are its characteristics?

Form and Character:
2-3 stories
25 to 45 feet
Retail ground floor with residential apartments
or lodging above
Underground and on-street or shared parking

M2

MIXED-USE

Medium/High Density Mixed Use



Description

Transect: T5, T6
Land Use Districts: Downtown Mixed Use
Visitor Mixed Use

Form and Character:
3-5 stories
35 to 60 feet
Retail ground floor with residential apartments
or lodging above
Underground and on-street or shared parking

Small Group Exercise

- A. Convene into Small Groups
 - Facilitator and Note Taker
- B. Facilitated Discussion and Mapping Exercise
 - Program and Concept
 - Place types and Transect
 - Mobility
 - Questions for each Subject
- C. Reports Back
 - Appoint Spokesperson

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Small Group Exercise

Questions?

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Next Steps

- Input will be used to further refine and diagram options for the next options workshop
- Preliminary analysis of refined options
 - Strengths, Weaknesses, and Fatal Flaws
- Respond to new questions and issues
- Agency coordination and meets
- **Nov/Dec 2009 Community Workshop**
Options Refinement and Selection

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Thank You!

Did we miss anything?

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